

Exceptional renovated house, 4 beautiful bedrooms, wooded garden, superb views of the chateau and countryside!



INFORMATION

Town:	Villebois-Lavalette
Department:	Charente
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	1035 m2

IN BRIEF

Situated in the heart of Villebois-Lavalette, a charming village with shops and schools, this house combines old-world charm with quality renovation.

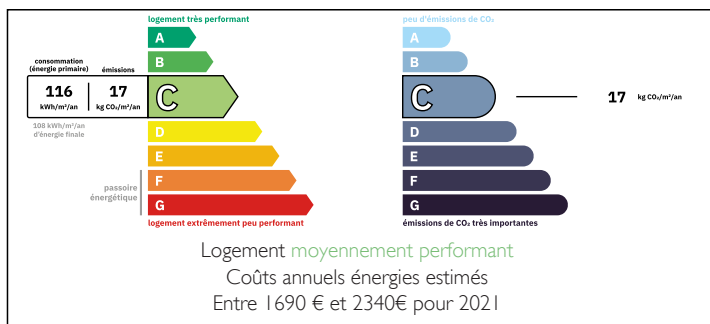
The ground floor features a spacious, bright living room with wood burner, large windows to the outside and fitted kitchen with central island. A bathroom with toilet and an adjoining garage that could be converted complete this level.

Upstairs, a large landing leads to a 20 m² bedroom with en suite shower room, two 25 m² bedrooms with dressing rooms, and a 25 m² master suite with en suite bathroom.

Outside, the terrace and wooded garden provide a splendid backdrop. The large windows provide plenty of natural light and exceptional views over the rolling countryside. Views of the Chateau on the other side.



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1323 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the heart of the charming village of Villebois-Lavalette, this character house is a real gem, where the charm of the past meets top-of-the-range renovation. Behind its authentic façade, this house has been completely redesigned using quality materials to create a warm, modern and functional living environment.

An elegant, light-filled living space:

As soon as you enter, you will be seduced by the large living room bathed in light, enhanced by its exposed stone walls and wood-burning stove, adding a touch of conviviality and comfort.

The open-plan layout allows you to enjoy a fully-equipped, top-of-the-range kitchen, with its central island perfect for sharing moments with family or friends.

Large picture windows give access to a lovely terrace and wooded garden, creating a perfect harmony between indoors and out.

The first floor, designed to offer comfort and privacy, is arranged around a landing distributing :

- A 20 m² bedroom with en suite shower room, ideal for guests.
- Two 25 m² bedrooms, each with a dressing room
- A magnificent 25 m² master suite with its own bathroom.

Each bedroom is spacious, exceptionally bright and beautifully finished, combining authenticity and modernity.

The bedrooms offer views of either the Chateau de Villebois or the countryside.

Outside, the house reveals a landscaped garden perfect for relaxing. The sunny terrace is ideal for al fresco dining, with uninterrupted views over the rolling countryside.

Thanks to its large windows, the house is flooded